

115 Sycamore Street New School Building Project Community Forum

MARCH 3, 2026

MAYOR JAKE WILSON

SUPERINTENDENT DR. RUBÉN CARMONA



Forum Agenda

Project Overview and Q&A (6 – 7:15 p.m.)

- **Hear from Superintendent Carmona and Mayor Wilson**
- **Presentation from project architects Perkins Eastman**
- **Q&A**

Posters, Feedback, and Conversation (7:15 – 8 p.m.)

- **Visit informational posters and provide feedback**
- **Talk with your neighbors and the project team**

Tonight's Presentation

Available on project website at
Somervillema.gov/newschool





115 Sycamore Street New School Building

Community Forum-1

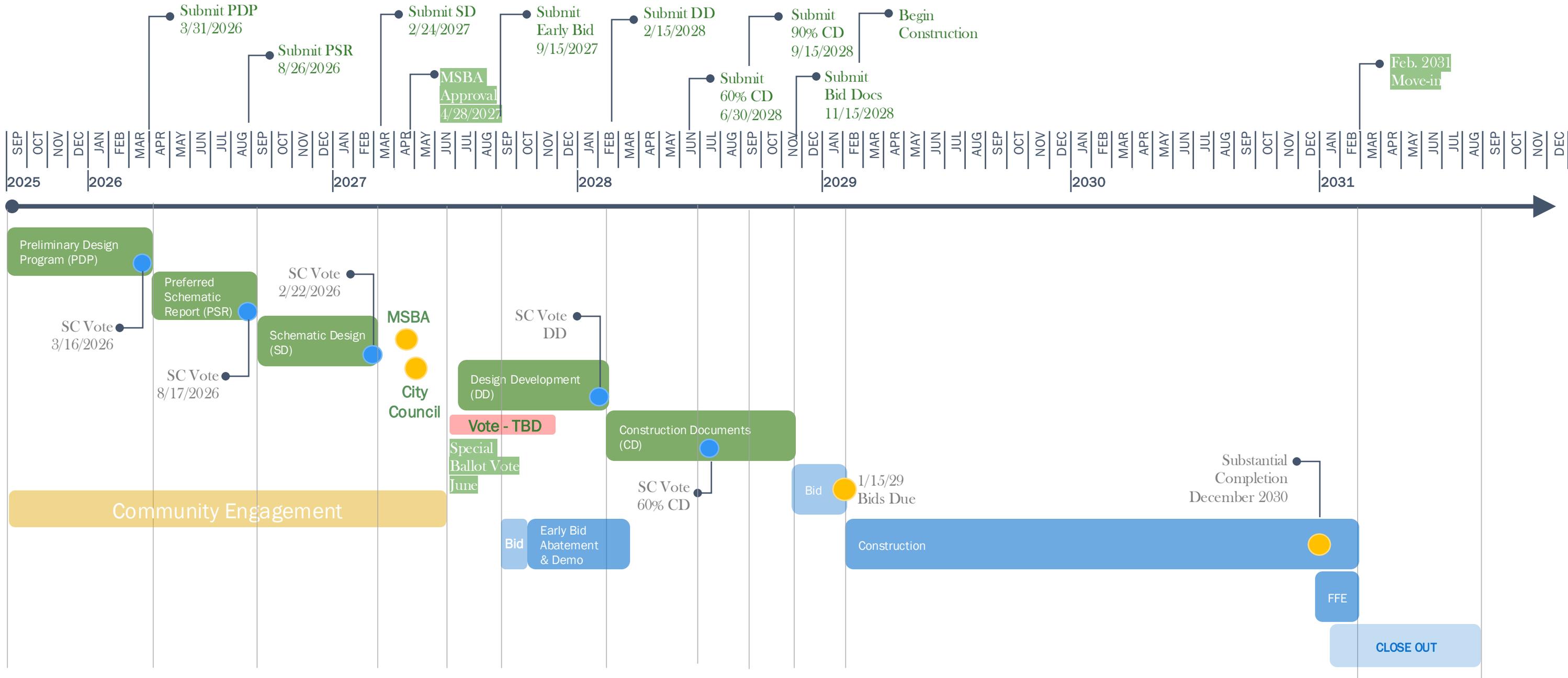
March 3, 2026

PERKINS —
EASTMAN
Human by Design

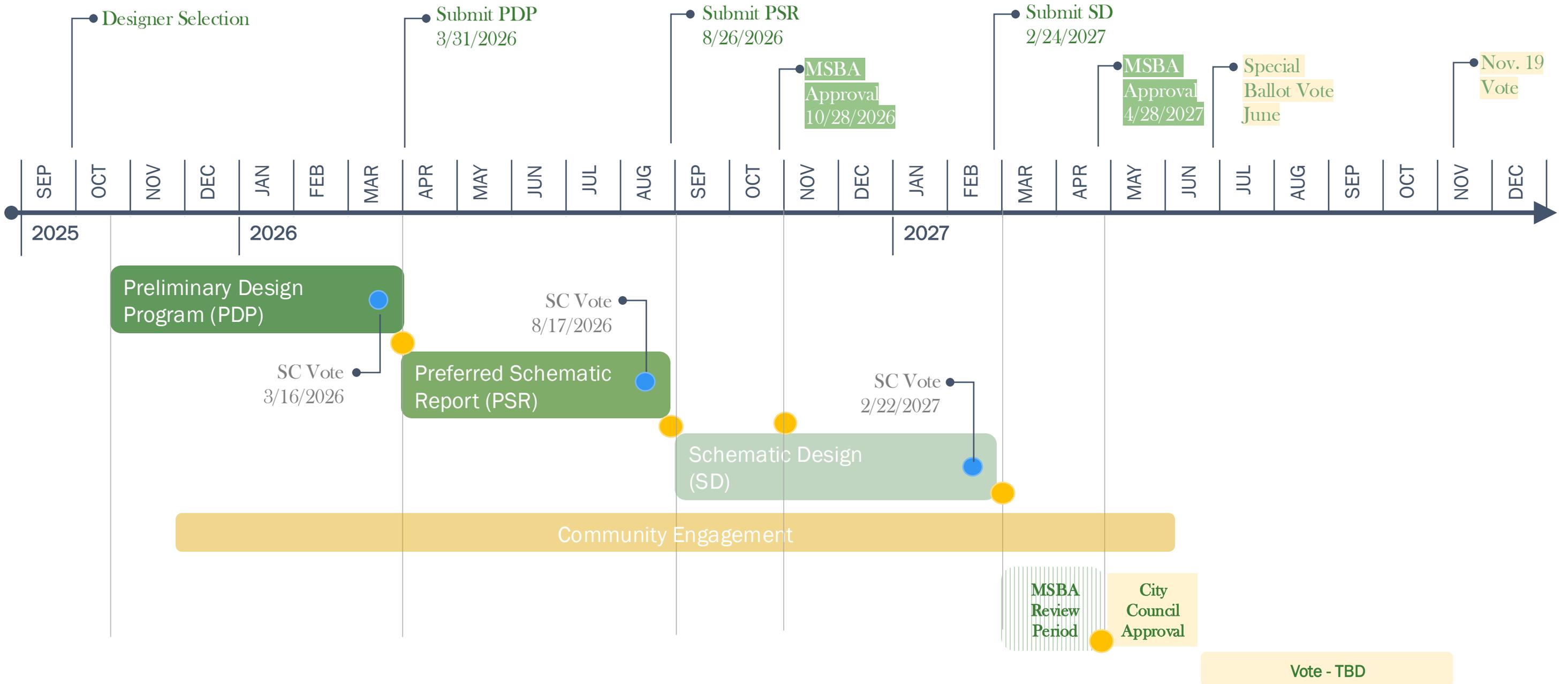
AGENDA

- Overview of Schedule/Timeline
- Vision, Program & Diagrams
 - Small School Feel
 - Sensory & Universal Design
 - Community Space
- Traffic and Transportation
- Preliminary Plan Options

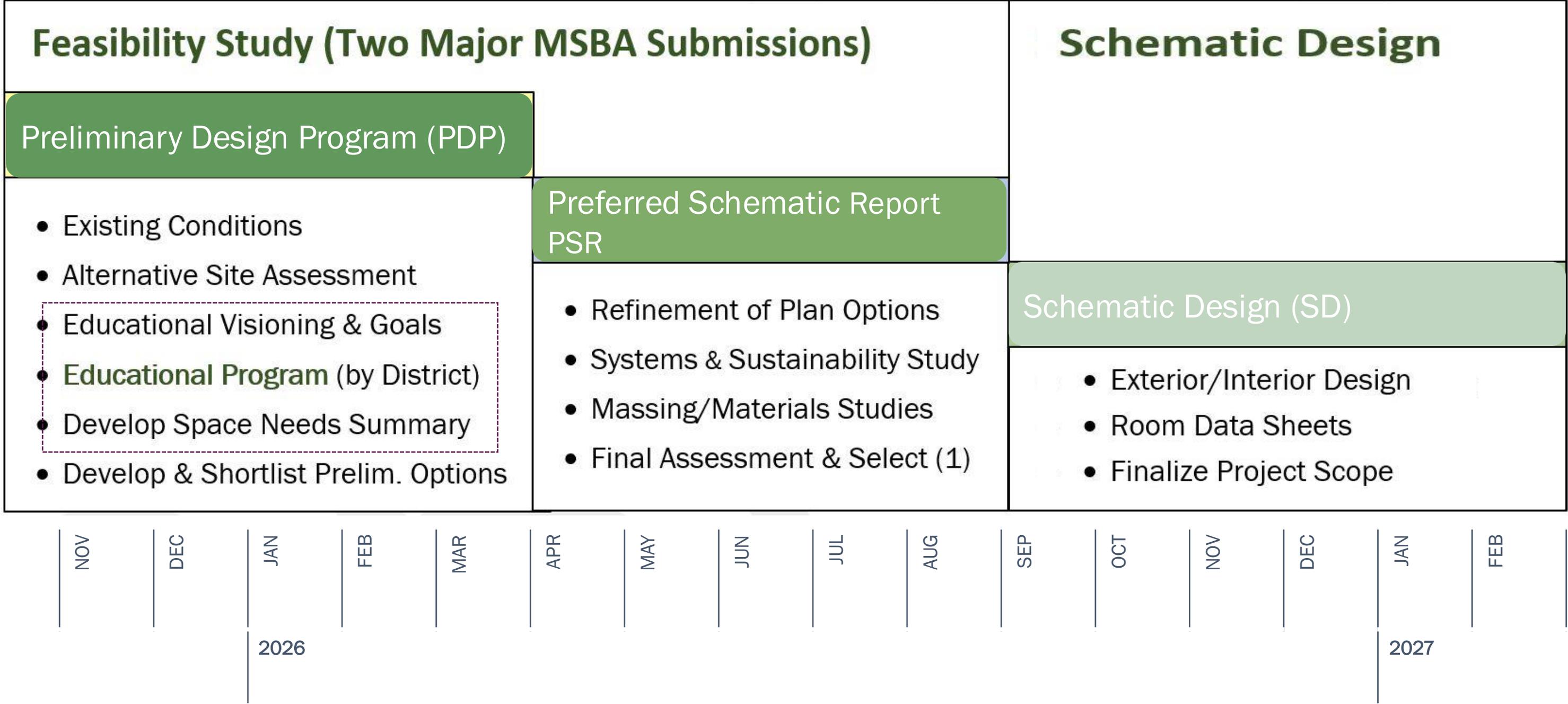
PROJECT TIMELINE



MODULE 3 AND 4 SCHEDULE MILESTONES



MSBA PROCESS - LEADING TO THE VOTE



VISIONING, PROGRAMMING & PLANNING

VISIONING & PROGRAMMING

Interactive Meetings with Staff, Students, Parents, and Partners



Shadow Day / November 24, 2025



School Tours / January 13, 2026



Visioning Session / January 20, 2026



Program Workshop 1 / December 1



Program Workshop 2 / December 10



Program Workshop 3 / February 12

VISION, SPACES & ORGANIZATIONAL DIAGRAM

Visioning Goals & Guiding Principals

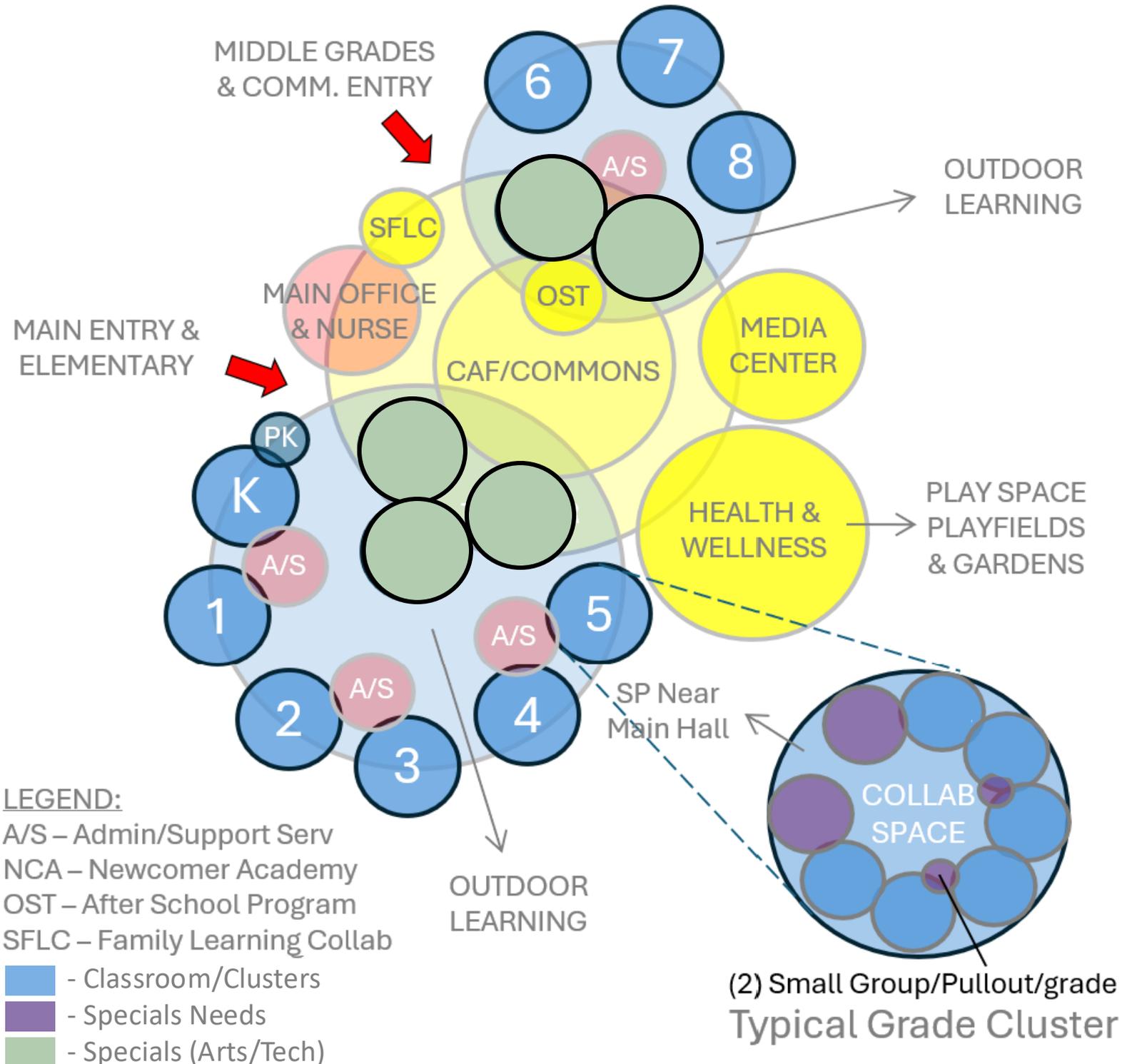
- ▶ 1. Sm School Feel - separate grade grouping
- ▶ 2. Whole Child - wellness & sensory supports
- ▶ 3. DEI – varied, integrated/visible programs
- ▶ 4. Flexible/Adaptable & Foster Collaboration
- ▶ 5. A Community Hub inside and out
- ▶ 6. Environment to Foster Pride/Ownership

Space Summary (Highlights)

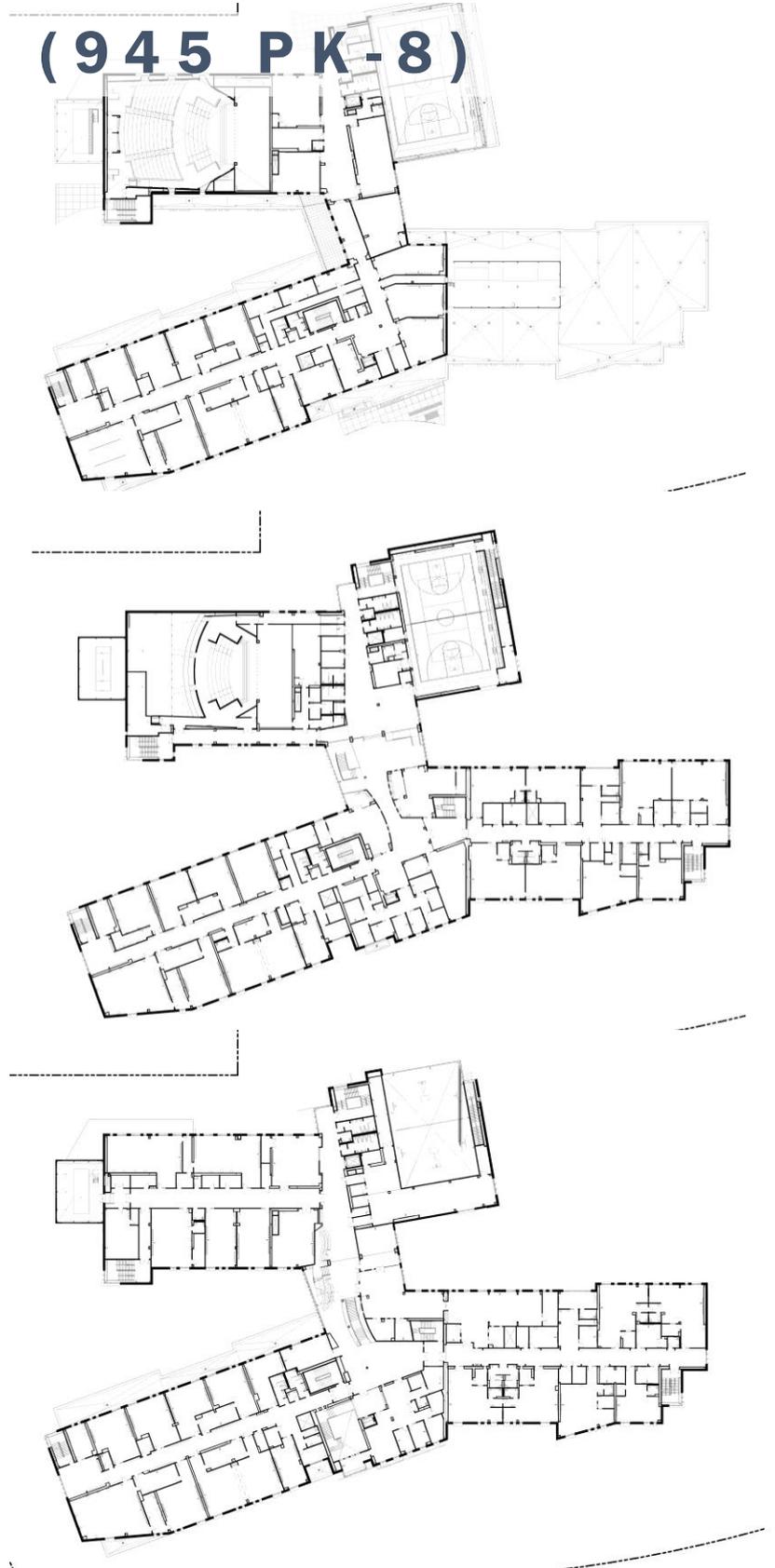
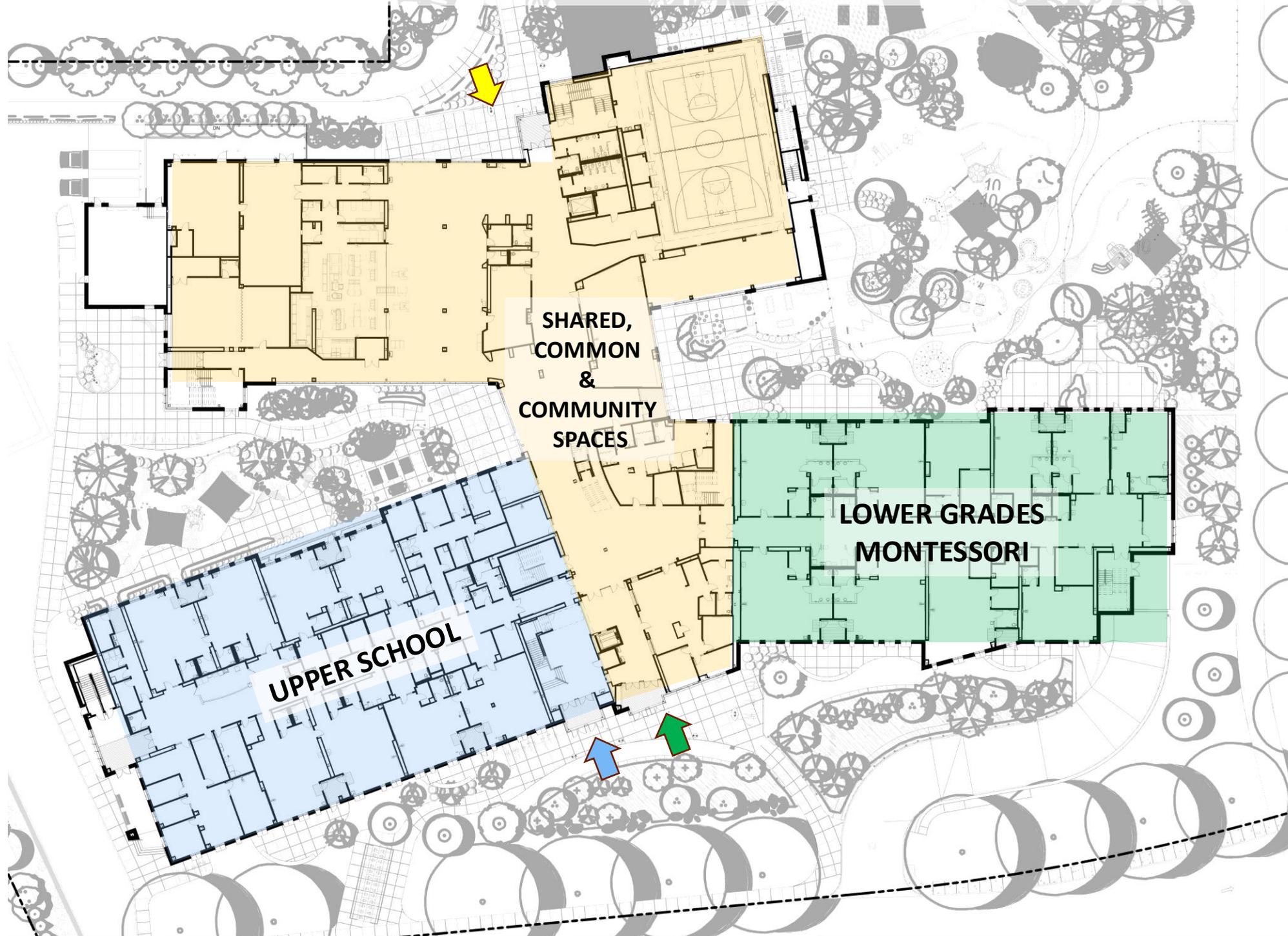
- Newcomer Academy Classrooms
- Purposeful Special Needs/Support Spaces
- Integrated Respite & Regulation Spaces
- After School Program Space
- SFLC (incl. food pantry + 2nd-hand clothes)

Planning (Highlights)

- Shared Commons & Community Use Zone
- Separate Elementary & Middle Grades
- Pattern of Learning Neighborhoods
- Integrated Collaboration & Small Group



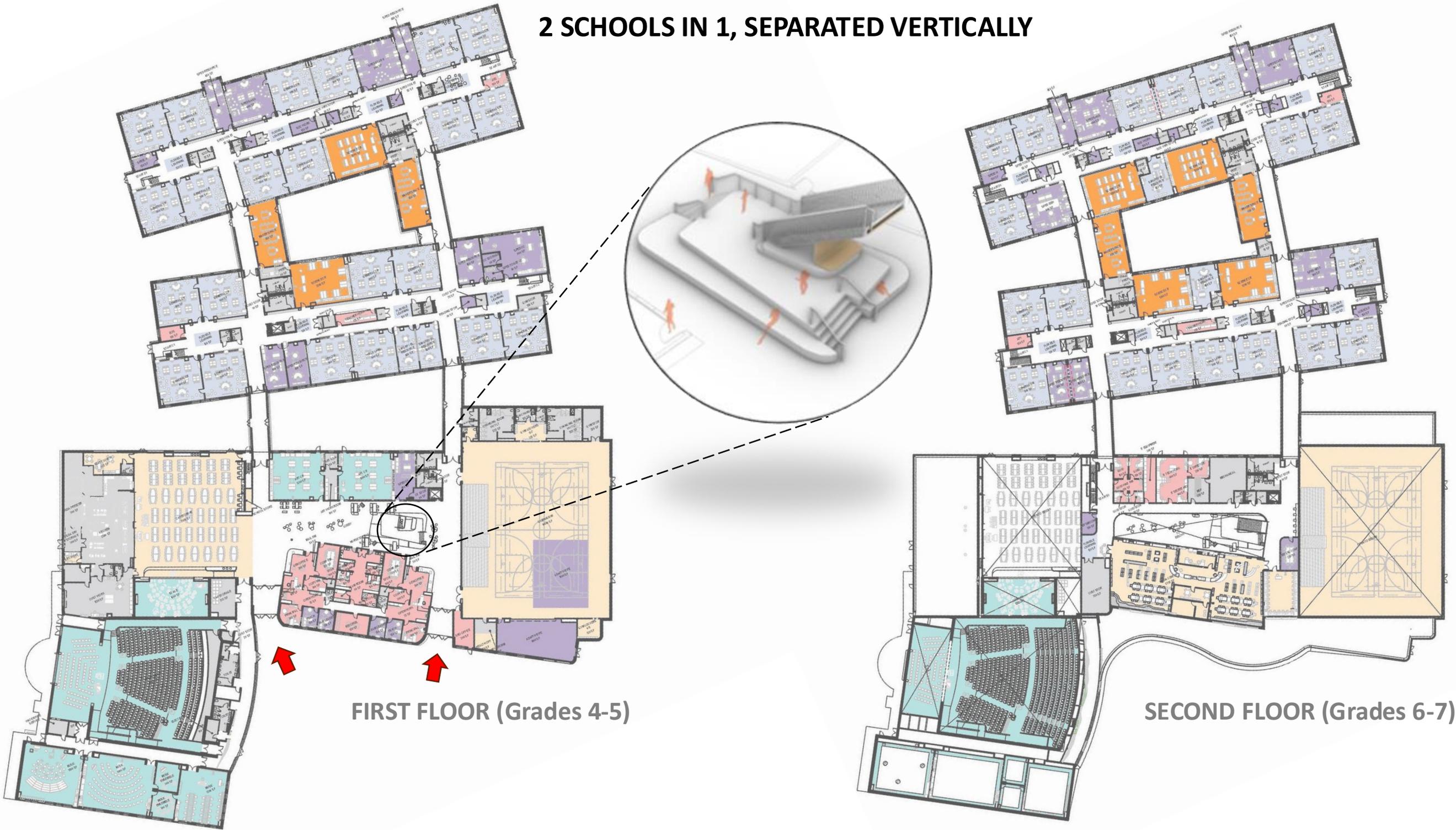
TOBIN VASSAL SCHOOL, CAMBRIDGE (945 PK-8)



SEPARATE GRADE GROUPS EXAMPLE

DYIMS, DENNIS-YARMOUTH (940 GR.4-7)

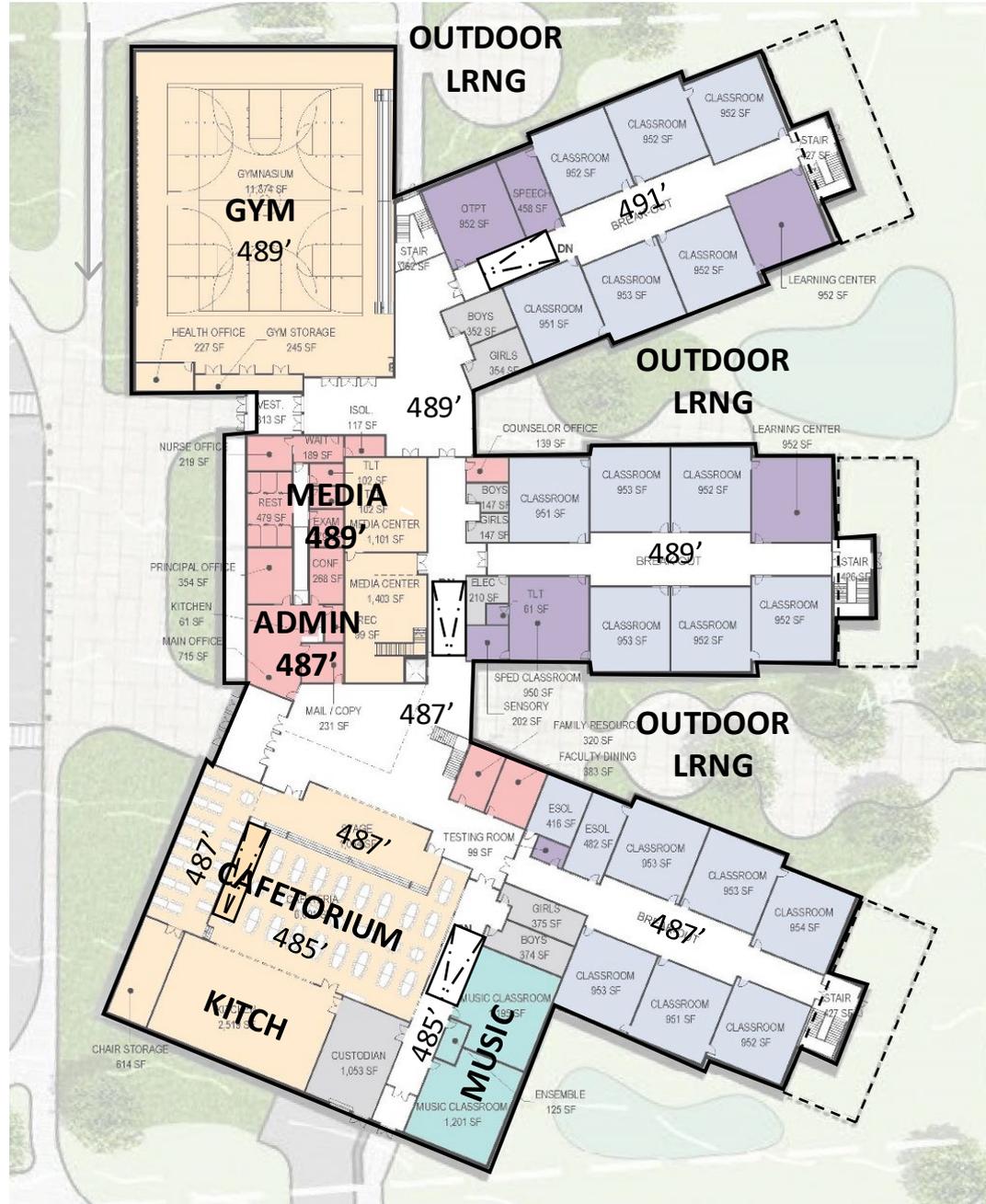
2 SCHOOLS IN 1, SEPARATED VERTICALLY



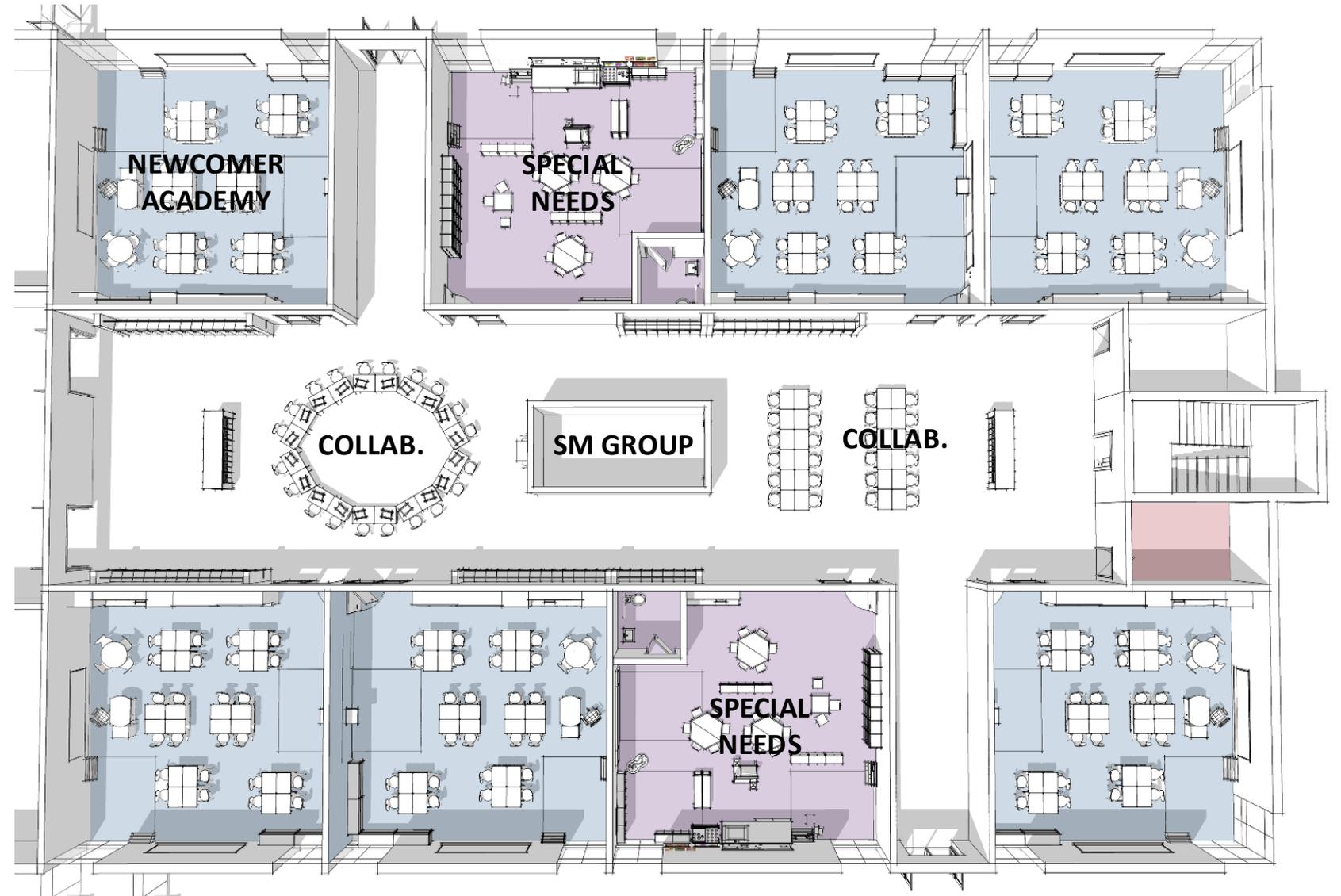
FIRST FLOOR (Grades 4-5)

SECOND FLOOR (Grades 6-7)

CHARLESWOOD SCHOOL, HOPKINTON (1,195 GR.2-4)



SMALL NEIGHBORHOODS OF LEARNING



Scale Matters

small learning
communities so
every child feels at
home

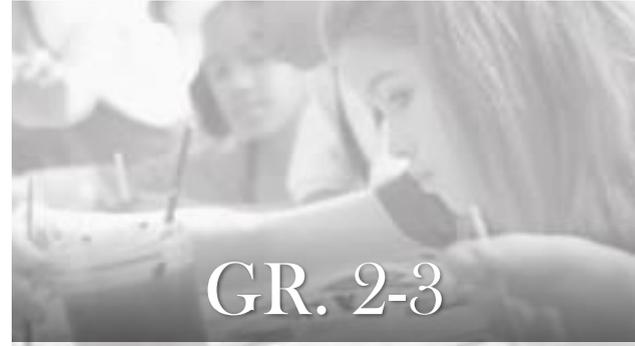


SMALL SCHOOL FEEL

Developmental Differences



Transition Years (K-1, 5-6 yrs)



Middle Years (2-3, 7-9 yrs)



Pre-Adolescent (4-6, 10-12 yrs)



Early Teens (7-8, 13-14 yrs)



Learning Spaces



DYIMS, DENNIS-YARMOUTH (1,195 GR.2-4)



SENSORY & UNIVERSAL DESIGN

What Does Neuro-Diverse Design Look Like?

- A shared/common experience for all abilities
- Smooth, calming transitions & movement (slow reveal)
- Warm, welcoming aesthetics & themes
- Calming forms, colors, materials & biophilic elements
- Eased intersections slow reveal along corridors
- Diversity of spaces & choice (but not too much)
- Scaled, flexible/adjustable spaces
- High-quality acoustics & visual intelligibility
- Support sensory regulation (light, acoustics, orientation)
- Predictable plan layout and stacking
- Noise mitigation (floors, lockers, rain, etc.)
- Simple, intuitive wayfinding, including dyslexia fonts
- Small group, sensory & respite areas
- Clear visibility to support safety & belonging
- Family & support center space

Steady, Predictable Environments

Intuitive, universal design, warm and biophilic, steady and non-overstimulating,

Ease Transitions and Movement

gentle movement, soft forms/edges and clear circulation patterns

Diversity of Spaces and Choice

variety with balance, small group, sensory, and respite areas

Support Sensory Regulation

acoustics, light, solar orientation, noise mitigation, tactile cues

Tactile Surfaces and Orientation

Touch-mapping and visual connections help Dyspraxia understanding place/time

B. AMES ELEMENTARY, EASTON (885 PK-2)

Inclusive, Equitable & Accommodating

Main Stair
Main Ramp

Biophilic Qualities

High Quality Lighting
& Acoustical Treatment

Respite Window

Small Cafeteria &
Teaching Kitchen



A Universal Design Approach



Respite Window



Tactile Finishes & Smooth Transitions



Break-out Zones



Dyslexia Font 22

SENSORY SPACES



COMMUNITY SPACE

COMMUNITY SPACE



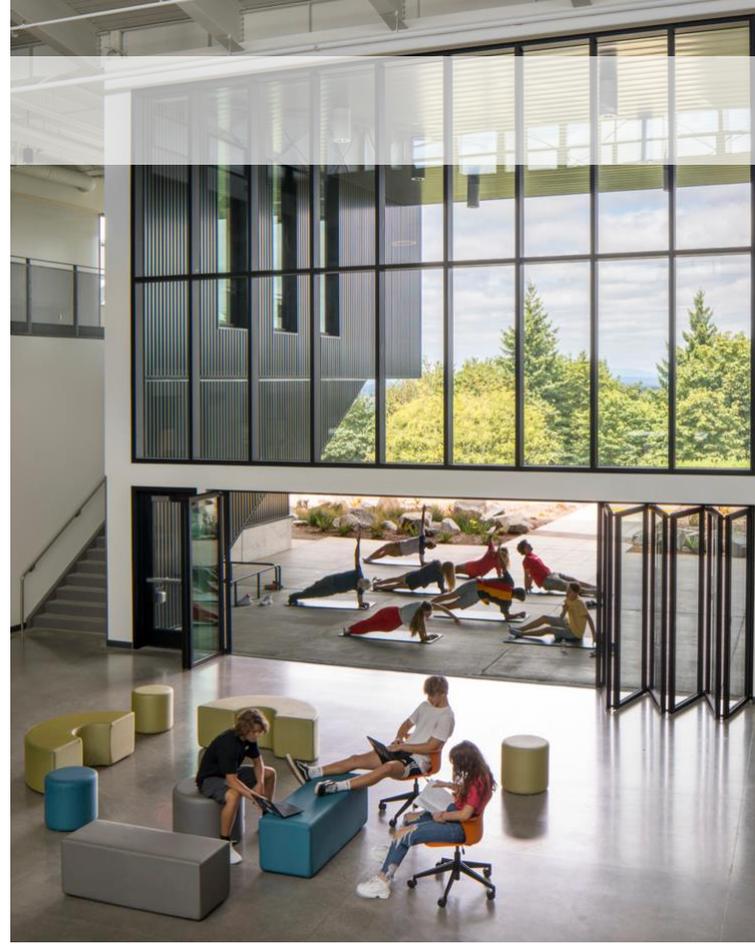
COMMUNITY SPACE



COMMUNITY SPACE

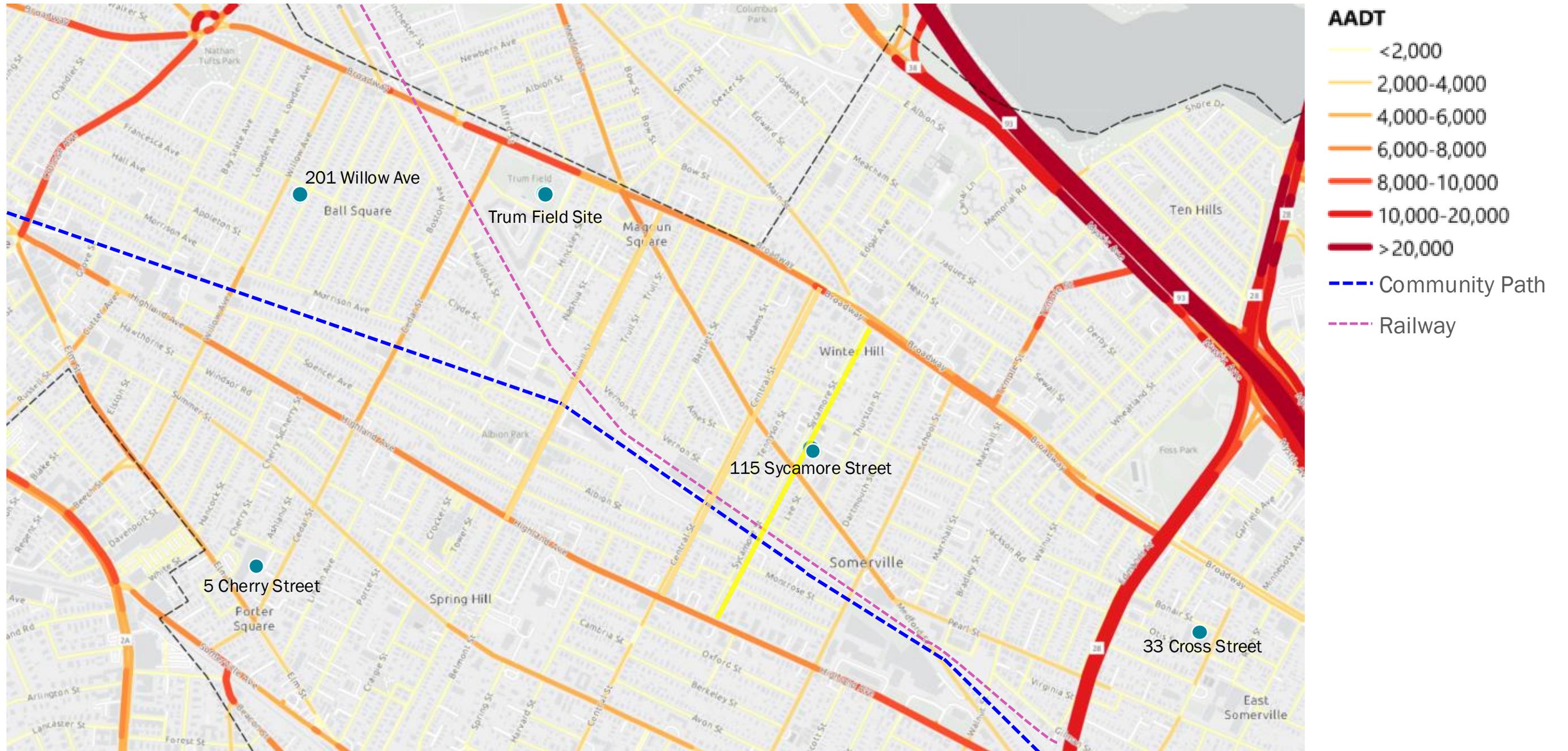


OUTDOOR LEARNING

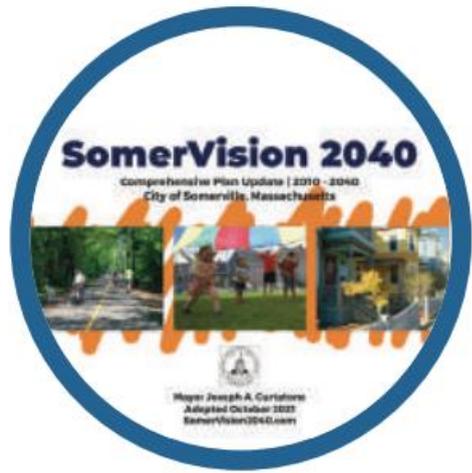


TRAFFIC AND TRANSPORTATION

ROADWAY TRAFFIC CONDITIONS - SYCAMORE STREET SITE



VARIOUS POLICIES ADOPTED BY THE CITY



SOMERVISION 2040



NEIGHBORHOOD PLANS



CLIMATE FORWARD

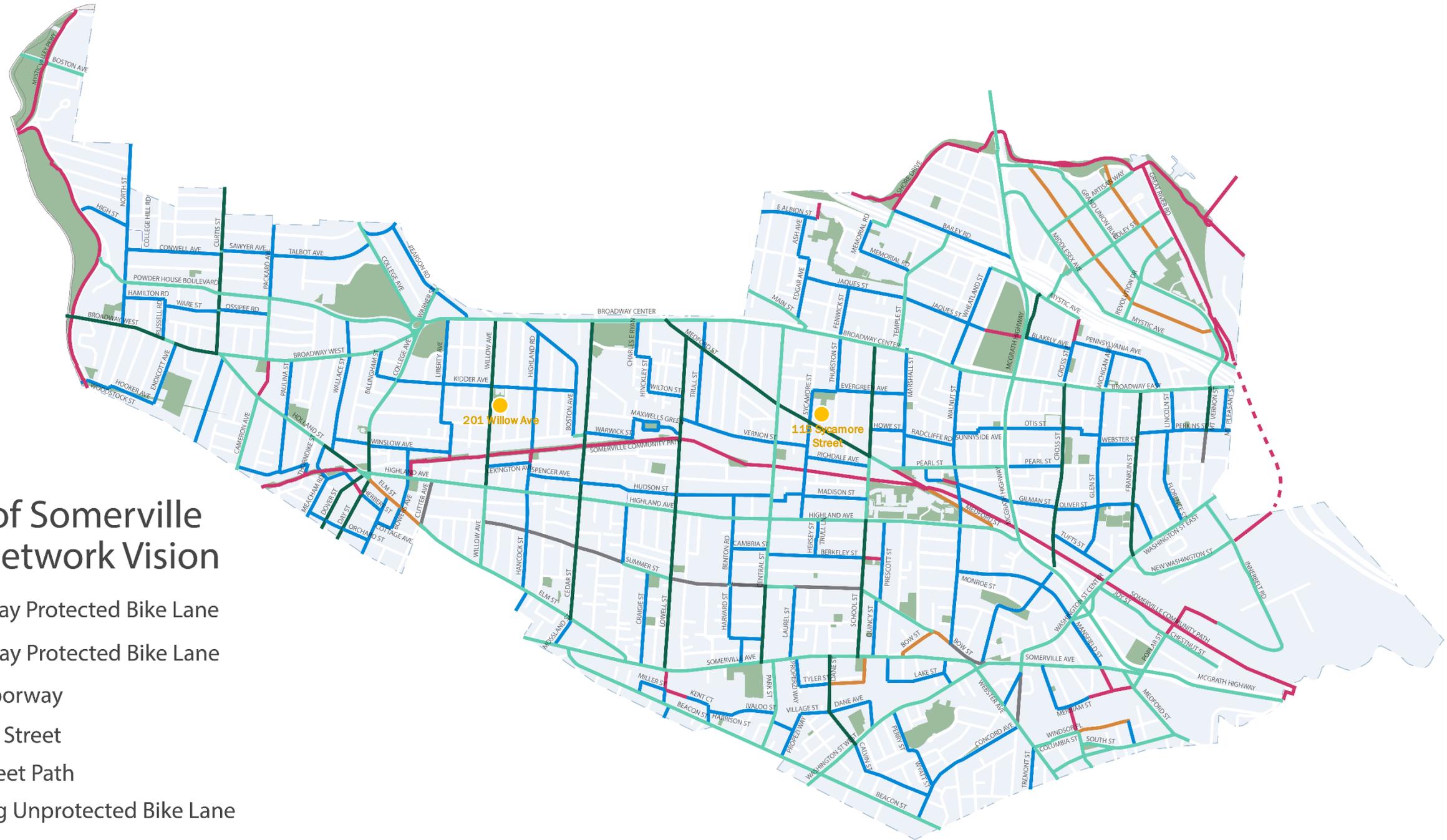


COMPLETE STREETS



VISION ZERO

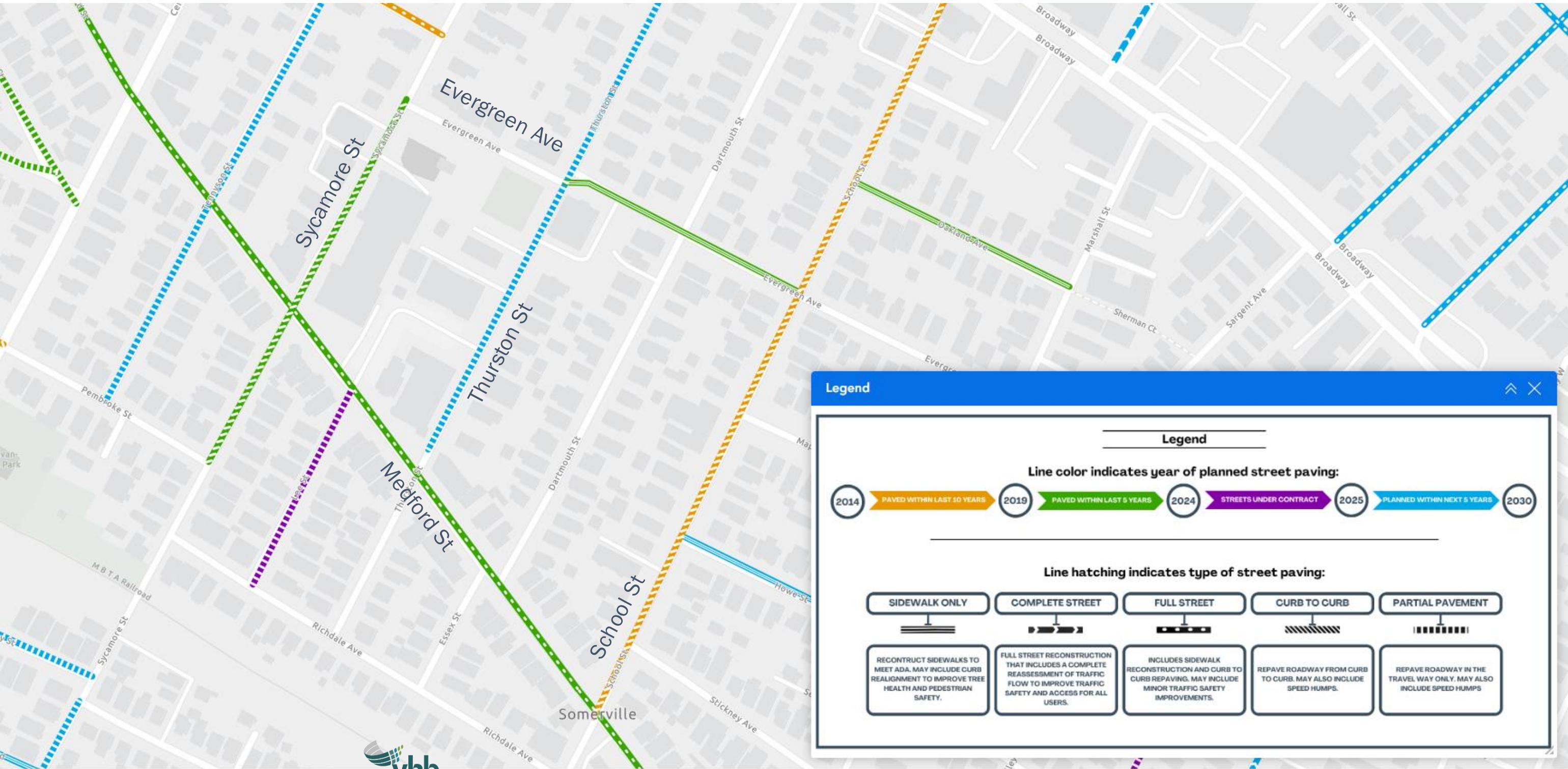
SOMERVILLE'S BICYCLE NETWORK VISION MAP



City of Somerville Bike Network Vision

- Two-Way Protected Bike Lane
- One-Way Protected Bike Lane
- Neighborway
- Shared Street
- Off-Street Path
- Existing Unprotected Bike Lane

ROADWAY IMPROVEMENTS BY THE CITY



Legend

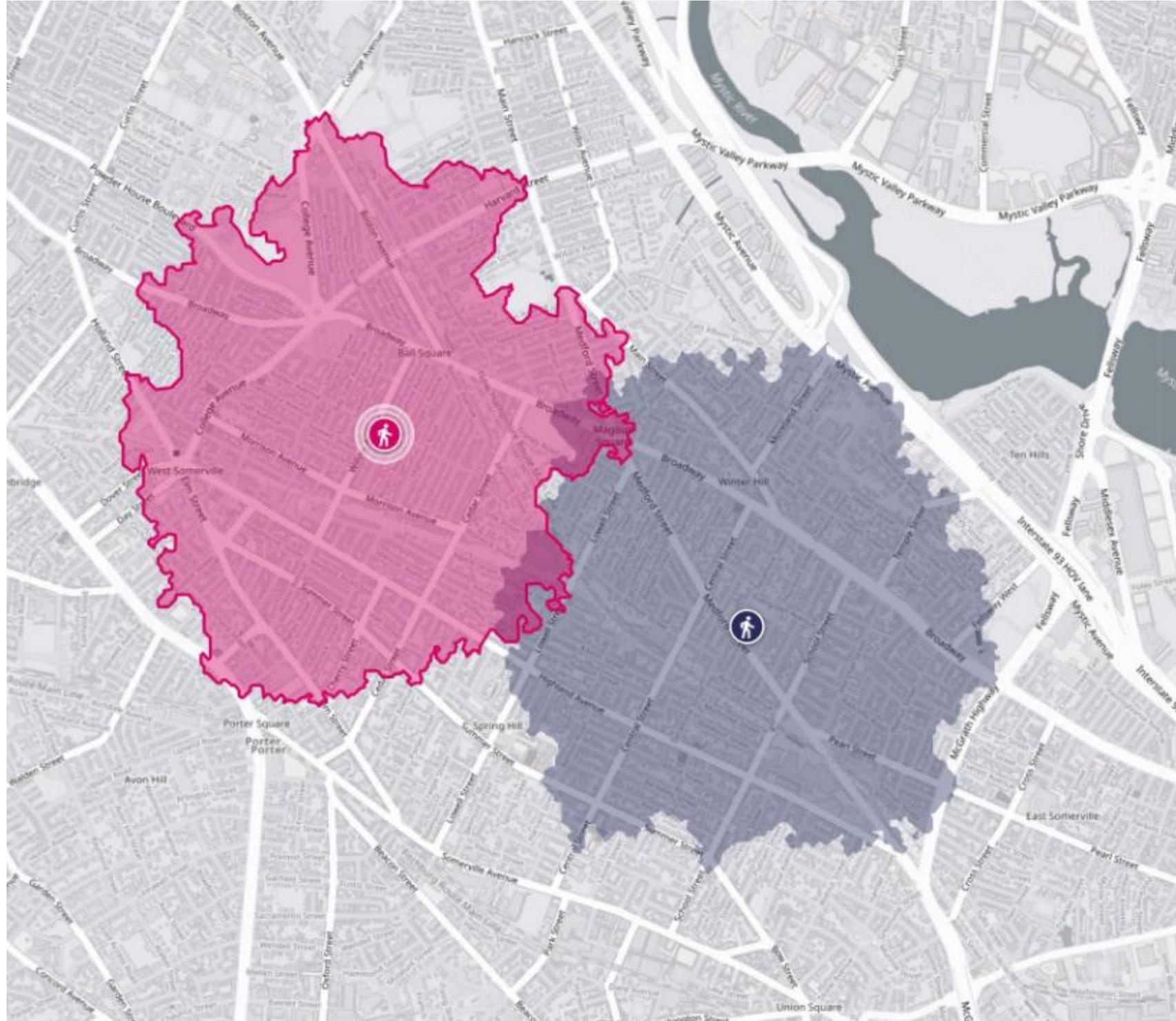
Line color indicates year of planned street paving:

2014 (PAVED WITHIN LAST 10 YEARS) 2019 (PAVED WITHIN LAST 5 YEARS) 2024 (STREETS UNDER CONTRACT) 2025 (PLANNED WITHIN NEXT 5 YEARS) 2030

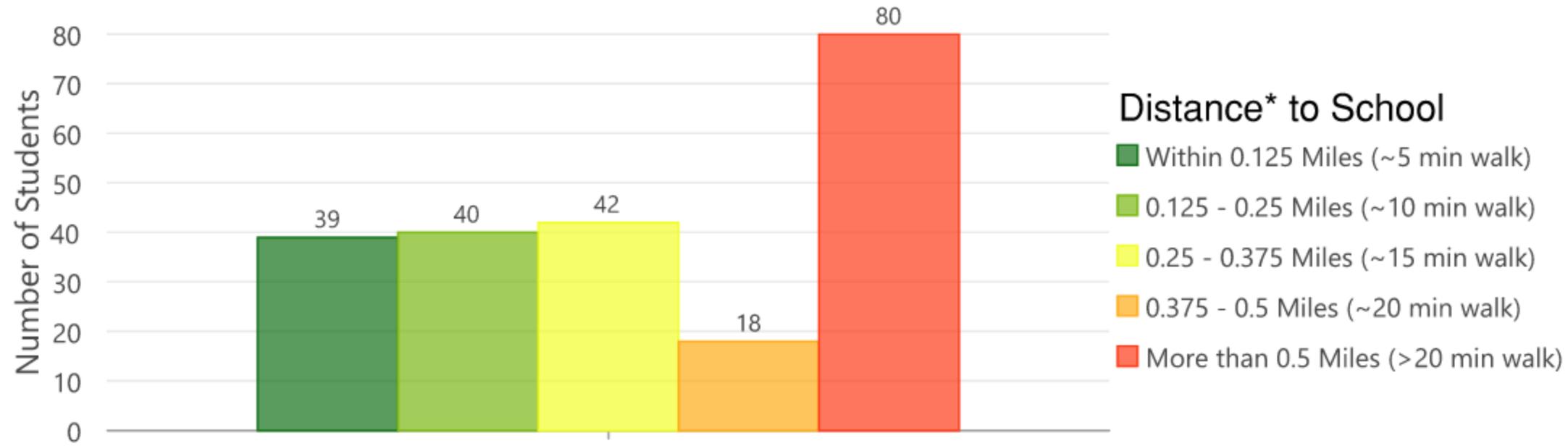
Line hatching indicates type of street paving:

PAVING TYPE	DESCRIPTION
SIDEWALK ONLY	RECONSTRUCT SIDEWALKS TO MEET ADA. MAY INCLUDE CURB REALIGNMENT TO IMPROVE TREE HEALTH AND PEDESTRIAN SAFETY.
COMPLETE STREET	FULL STREET RECONSTRUCTION THAT INCLUDES A COMPLETE REASSESSMENT OF TRAFFIC FLOW TO IMPROVE TRAFFIC SAFETY AND ACCESS FOR ALL USERS.
FULL STREET	INCLUDES SIDEWALK RECONSTRUCTION AND CURB TO CURB REPAVING. MAY INCLUDE MINOR TRAFFIC SAFETY IMPROVEMENTS.
CURB TO CURB	REPAVE ROADWAY FROM CURB TO CURB. MAY ALSO INCLUDE SPEED HUMPS.
PARTIAL PAVEMENT	REPAVE ROADWAY IN THE TRAVEL WAY ONLY. MAY ALSO INCLUDE SPEED HUMPS.

20 Minute Walkshed (0.5 Miles) at 115 Sycamore St. and 201 Willow St.

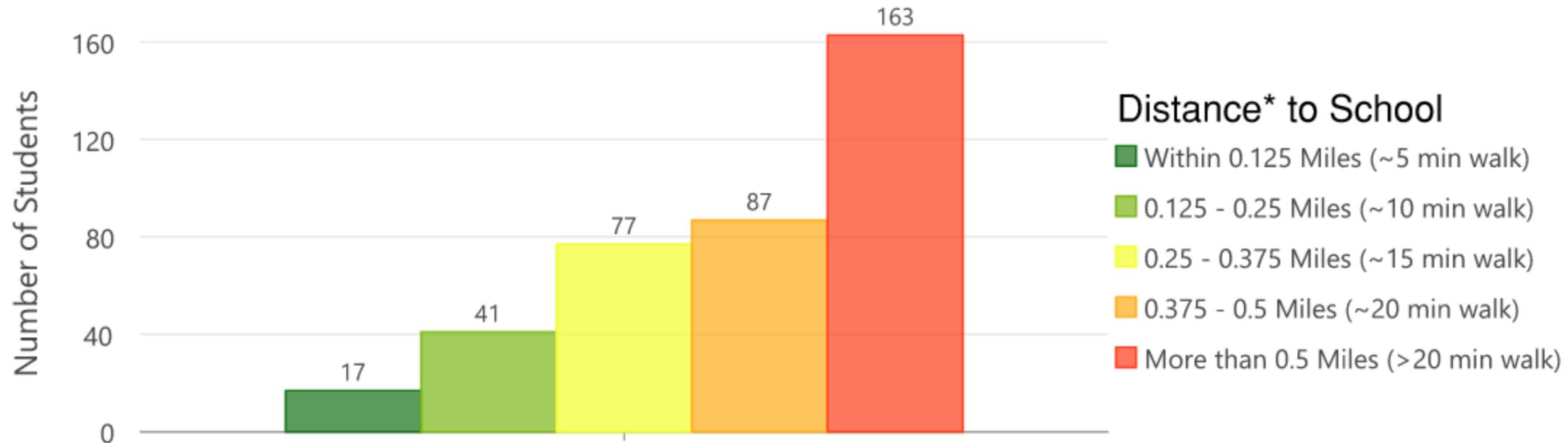


Distance* to Benjamin G Brown School (201 Willow Ave)



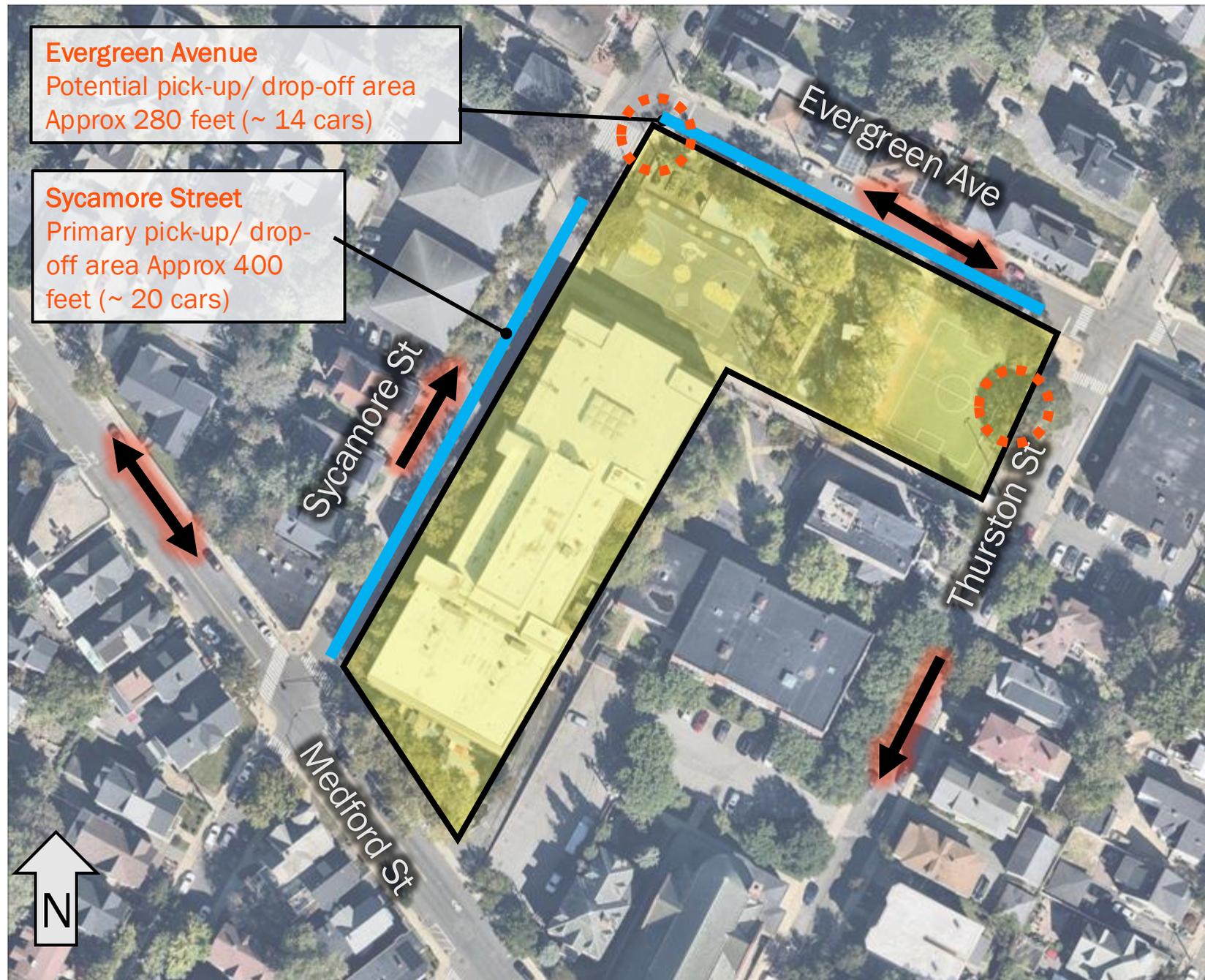
* Only including mailing addresses inside Somerville. Mailing addresses may not necessarily be where the student resides.

Distance* to Winter Hill Community Innovation School (115 Sycamore St)



* Only including mailing addresses inside Somerville. Mailing addresses may not necessarily be where the student resides.

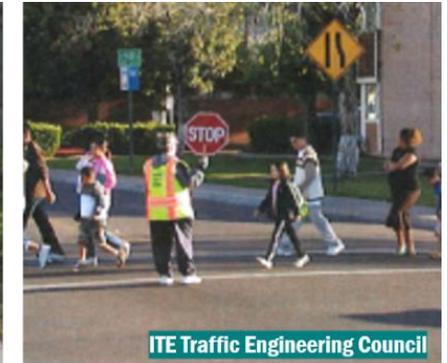
SYCAMORE STREET SITE



- Drop-off and pick-up along Sycamore Street
- Drop-off and pick-up potential along Thurston St is limited
- School traffic operations may result in congestion along adjacent streets
- Clockwise circulation around Sycamore Street-Evergreen Ave-Thurston Street for vehicle operations
- Sycamore Street is one-way NB and Thurston Street is one-way SB
- On-street parking impacts during drop-off/pick-up periods

NEXT STEPS RELATED TO TRANSPORTATION PLANNING

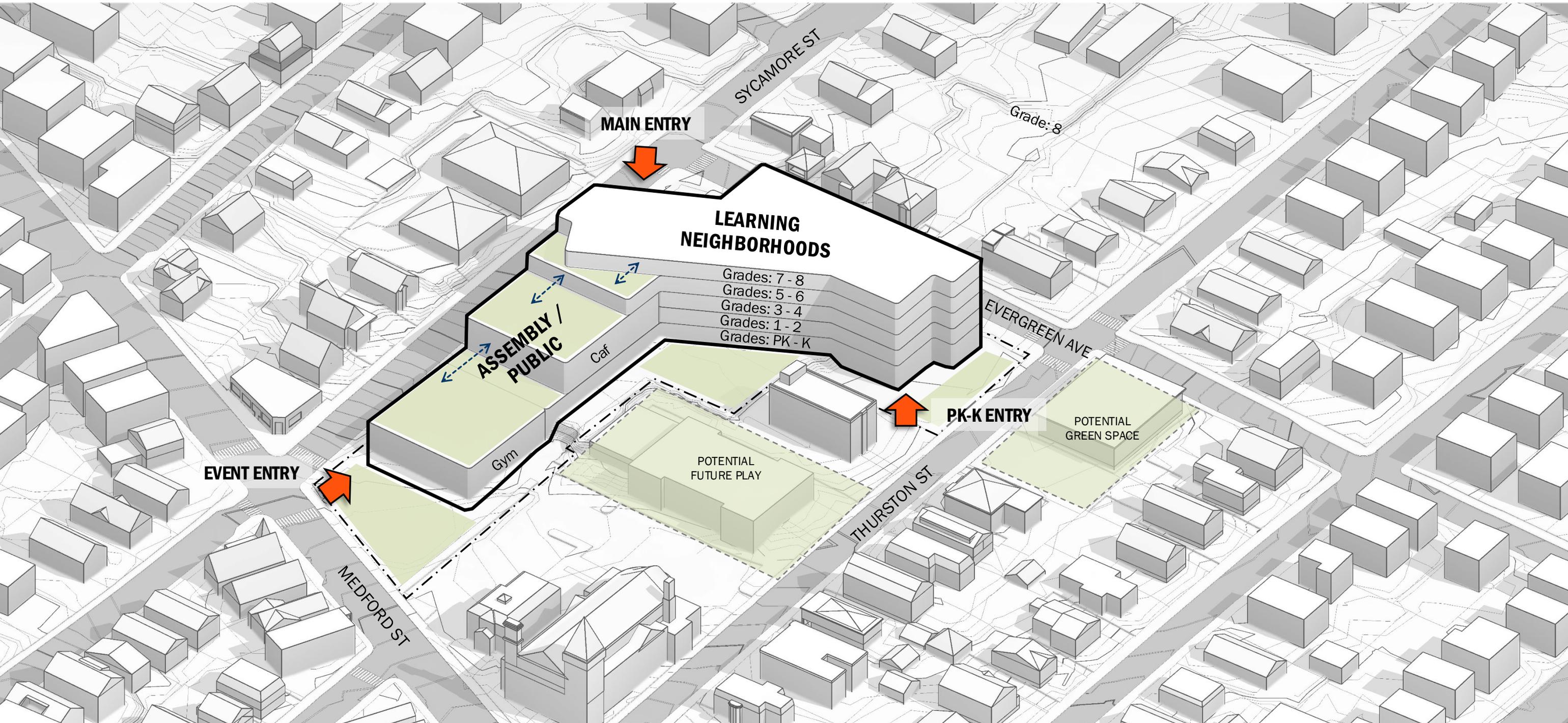
- Collaborate with stakeholders throughout the process to guide the development of solutions
- Gather feedback from the community in our upcoming community engagement events (including this meeting)
- Initiate more detailed study of the selected site
- Identify existing constraints and opportunities for improvement
- Inform site design through findings of the study
- Implement transportation improvements in time for the opening of the new school



PRELIMINARY PLAN OPTIONS

NEW CONSTRUCTION- OPTION 2B

AT 115 SYCAMORE STREET FOR 925



NEW CONSTRUCTION- OPTION 2B

AT 115 SYCAMORE STREET FOR 925

ROOFTOP
LEARNING

OPEN TO
LOBBY BELOW

OPEN TO CAF
BELOW

NOTE: SPECIAL EDUCATION SPACES
ARE LOCATED WITHIN EACH ACADEMIC
NEIGHBORHOOD

LEVEL 3

ROOFTOP
LEARNING & PLAY

LEVEL 4

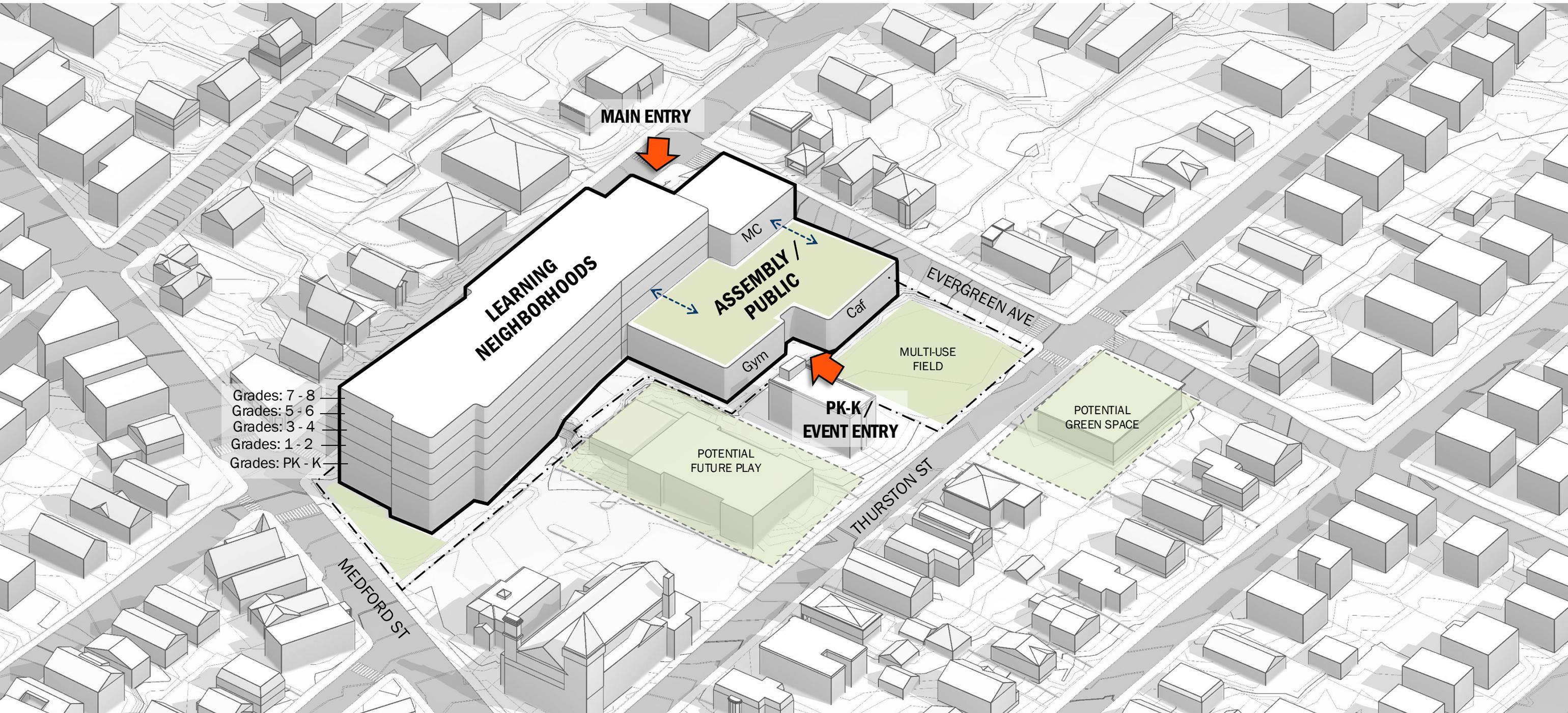
ROOFTOP
LEARNING

LEVEL 5



NEW CONSTRUCTION - OPTION 3B

AT 115 SYCAMORE STREET FOR 925



NEW CONSTRUCTION - OPTION 3B

AT 115 SYCAMORE STREET FOR 925



LEVEL 1



LEVEL 2



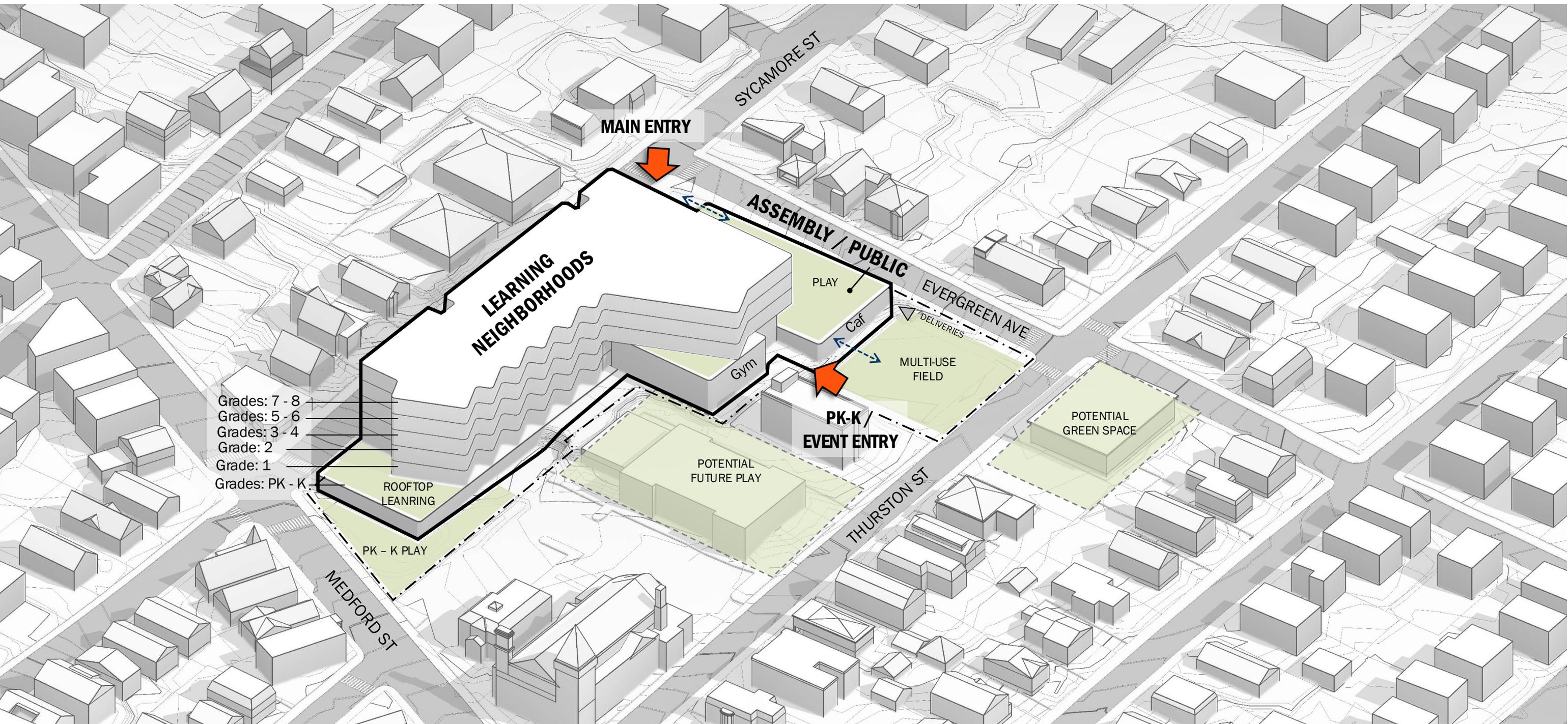
NEW CONSTRUCTION - OPTION 3B

AT 115 SYCAMORE STREET FOR 925



NEW CONSTRUCTION - OPTION 4

AT 115 SYCAMORE STREET FOR 925



- Grades: 7 - 8
- Grades: 5 - 6
- Grades: 3 - 4
- Grade: 2
- Grade: 1
- Grades: PK - K

ROOFTOP LEARNING

PK - K PLAY

POTENTIAL FUTURE PLAY

POTENTIAL GREEN SPACE

NEW CONSTRUCTION - OPTION 4

AT 115 SYCAMORE STREET FOR 925



LEVEL 1A



NEW CONSTRUCTION - OPTION 4

AT 115 SYCAMORE STREET FOR 925



LEVEL 1B



LEVEL 2



NEW CONSTRUCTION - OPTION 4

AT 115 SYCAMORE STREET FOR 925



LEVEL 3

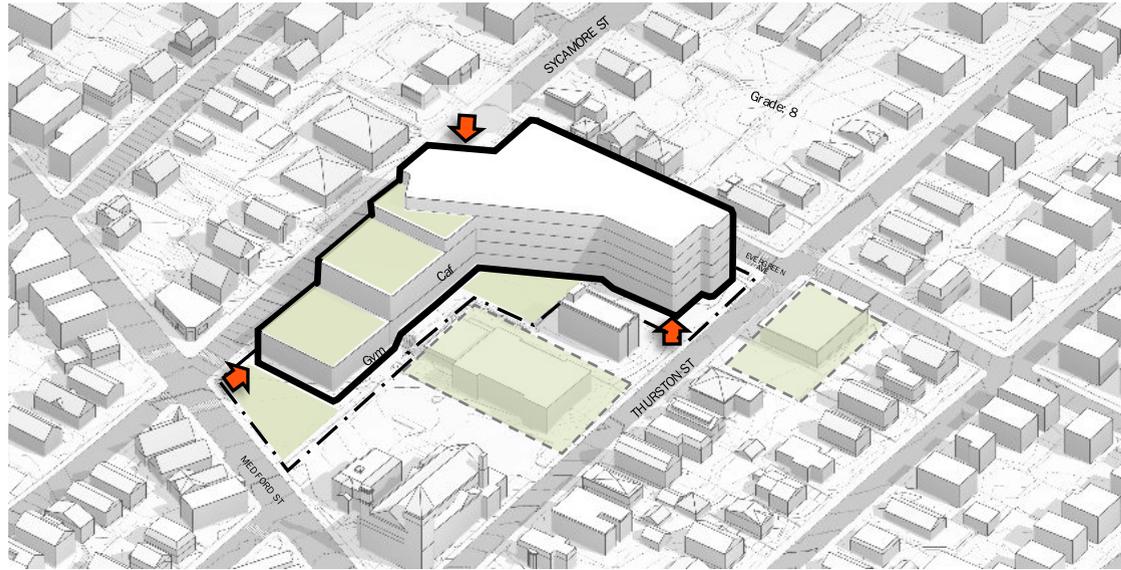
LEVEL 4

LEVEL 5

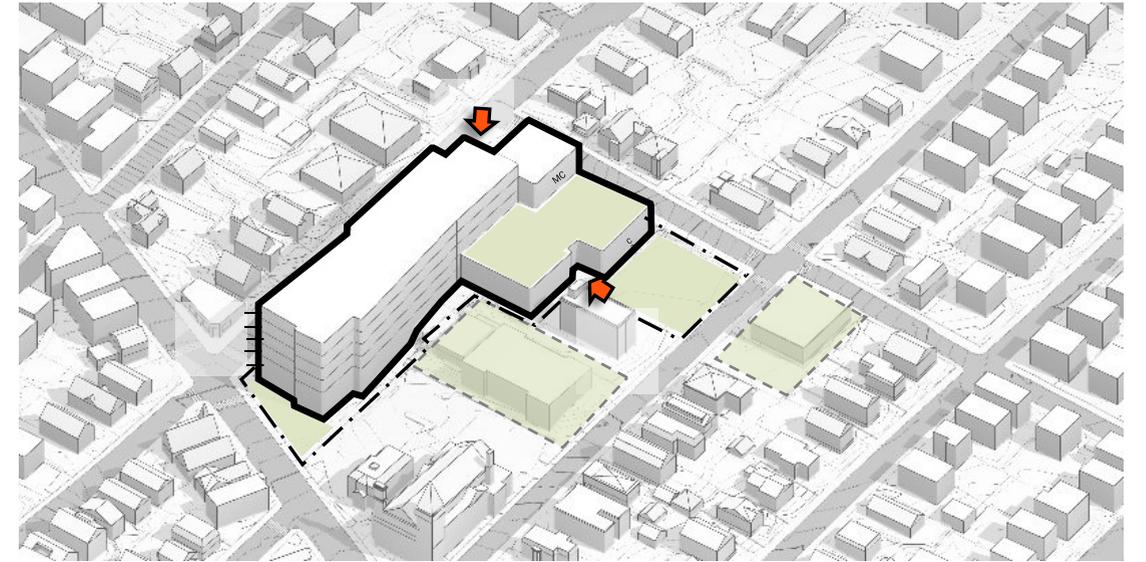


OPTION SUMMARY

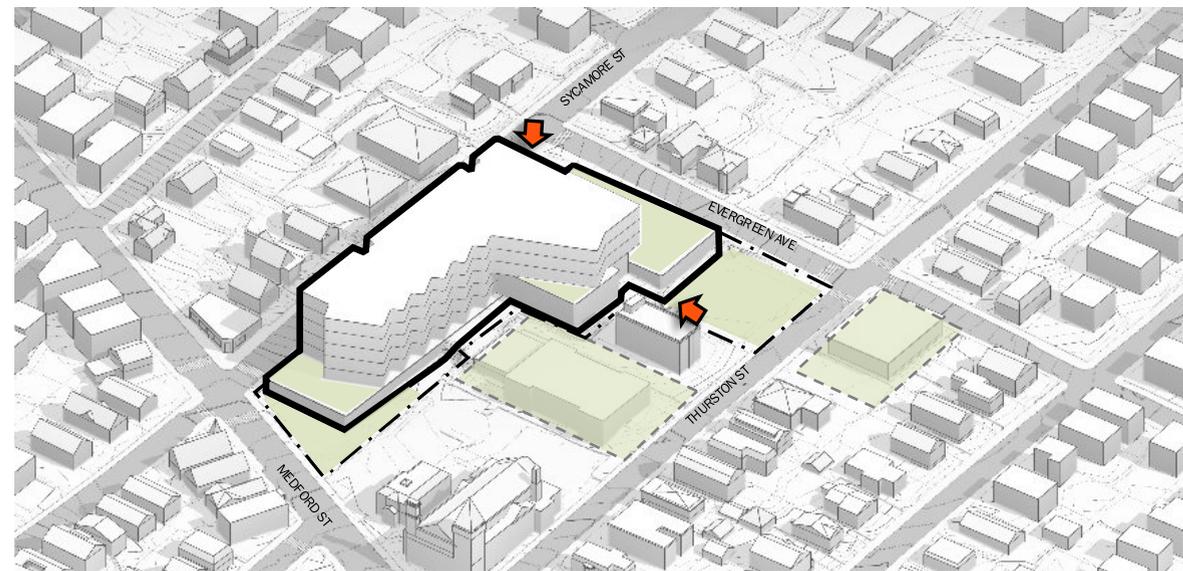
NEW CONSTRUCTION- OPTION 2B
115 SYCAMORE ST. 925



NEW CONSTRUCTION - OPTION 3B
115 SYCAMORE ST. 925



NEW CONSTRUCTION - OPTION 4
115 SYCAMORE STREET 925





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How to Stay Engaged



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- Upcoming events
- Newsletter sign-up
- And more



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Contact 311 (617-666-3311)

